

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 1

MAY 10 2011

TO LEASE NO

GS-11B-02141

ADDRESS OF PREMISES

Patriots Plaza III
355 E Street, SW
Washington, DC 20024-3221

THIS AGREEMENT made and entered into this date by and between NewTower Trust Company Multi-Employer Property Trust

Whose address is: c/o Kennedy Associates Real Estate Counsel, LP
1215 Fourth Avenue, Suite 2400
Seattle, Washington 98161-1085
Attn: Executive Vice President – Asset Management

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree said Lease is amended upon execution of the Government as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to modify Paragraph 1 and Paragraph 6.D. of the SF-2 for Lease No. GS-11B-02141 to reflect (a) the size of each element of the leased premises and (b) the size of the entire building and Government's proportionate share thereof, as the building has been re-measured to account for the physical modifications which occurred to the loading dock area.

A. Paragraph 1 of the SF-2 shall now be replaced in its entirety to read:

The Lessor hereby leases to the Government the following described premises:

A total of 330,000 ANSI/BOMA rentable square feet (BRSF) of office and related space, which yields 288,638 ANSI/BOMA Office Area square feet (BOASF), located on a portion of the 1st floor, 17,304 BRSF (14,881 BOASF), a portion of the 3rd floor, 20,300 BRSF (18,763 BOASF), a portion of the 4th floor, 27,713 BRSF (24,852 BOASF), the entire 5th floor, 33,371 BRSF (29,052 BOASF), the entire 6th floor, 33,371 BRSF (29,052 BOASF), the entire 7th floor, 33,371 BRSF (29,052 BOASF), the entire 8th floor, 33,371 BRSF (29,052 BOASF), the entire 9th floor, 33,371 BRSF (29,052 BOASF), the entire 10th floor, 33,371 BRSF (29,052 BOASF), the entire 11th floor, 33,027 BRSF (28,678 BOASF), and the entire 12th floor, 31,430 BRSF (27,152 BOASF) at Patriots Plaza III, 355 E Street, SW, Washington, DC to be used for SUCH OFFICE AND RELATED PURPOSES AS DETERMINED BY THE GOVERNMENT (see Exhibit A – Floor plans of leased premises). Included in the rent, at no additional cost to the Government, are 65 parking spaces for exclusive use of official Government vehicles.

B. Paragraph 6.D. of the SF-2 shall now be replaced in its entirety to read:

In accordance with the SFO paragraph 3.6 "Percentage of Occupancy," the percentage of Government occupancy is established as 86.93% based on occupancy of 330,000 BRSF in a building of 379,613 total BRSF.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after the date of execution. All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: NewTower Trust Company Multi-Employer Property Trust

By: Kennedy Associates Real Estate Counsel, LP Authorized Signatory

By: Kennedy Associates Real Estate Counsel, GP, LLC, its General Partner

By

(signature)

ROBERT CULMAN, VICE PRESIDENT
(name & title)

Date: 11-29-2010

IN PRESENCE OF:

(Signature)

1315 Wisconsin Ave, Suite 350W, Bethesda, MD 20814
(Address)

UNITED STATES OF AMERICA:

BY

Kevin Terry

Contracting Officer, GSA, NCR, Real Estate Division